

GENERAL ANNOUNCEMENT::KEY BUSINESS AND OPERATIONAL UPDATES FOR THIRD QUARTER FY2020

Issuer & Securities

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SPH REIT MANAGEMENT PTE. LTD.

Securities

SPH REIT - SG2G02994595 - SK6U

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No

Announcement Details

Announcement Title

General Announcement

Date &Time of Broadcast

01-Jul-2020 20:39:39

Status

New

Announcement Sub Title

KEY BUSINESS AND OPERATIONAL UPDATES FOR THIRD QUARTER FY2020

Announcement Reference

SG200701OTHRRYVB

Submitted By (Co./ Ind. Name)

Lim Wai Pun

Designation

Company Secretary

Description (Please provide a detailed description of the event in the box below)

The Presentation on Key Business and Operational Updates is attached for information.

Attachments

[Key%20Business%20and%20Operational%20Updates%203QFY2020.pdf](#)

Total size =1752K MB



3Q FY2020 Key Business and Operational Updates

Date: 1 July 2020



Disclaimer

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3Q FY2020 Key Highlights

3Q FY2020 Key Highlights

Significant Developments

Singapore

- Tenants' businesses impacted by circuit breaker months in 3Q (April, May) and partial June
- Phase 2 of post circuit breaker starting 19 June 20 allowed majority of F&B and retail businesses to resume with gradual recovery of footfall and sales
- Despite resumption of F&B and retail businesses, social distancing has a continued impact on visitation as well as business
- COVID-19 (Temporary Measures) (Amendment) Act 2020 legislated 20 June 20 but pending implementation details on the application of government funded relief to tenants & mandated reliefs to be funded by landlord

Australia

- National Cabinet Mandatory Code of Conduct – SME Commercial leasing principles in Australia requires landlord to provide mandatory tenants' assistance to eligible tenants
- Relaxation of COVID-19 measures from 11 May 2020 in South Australia (Westfield Marion) and 15 May 2020 in New South Wales (Figtree Grove Shopping Centre)
- Encouraging recovery of footfall and sales

3Q FY2020 Key Highlights



3Q FY2020 Distribution - Modest increase from last quarter

- 3Q FY2020 DPU of 0.50 cents



Resilient Portfolio - Close Partnerships with Tenants

- Portfolio occupancy rate of 98.8% despite challenging retail environment
- WALE of 4.1 years
- Committed to help tenants' tide through COVID-19



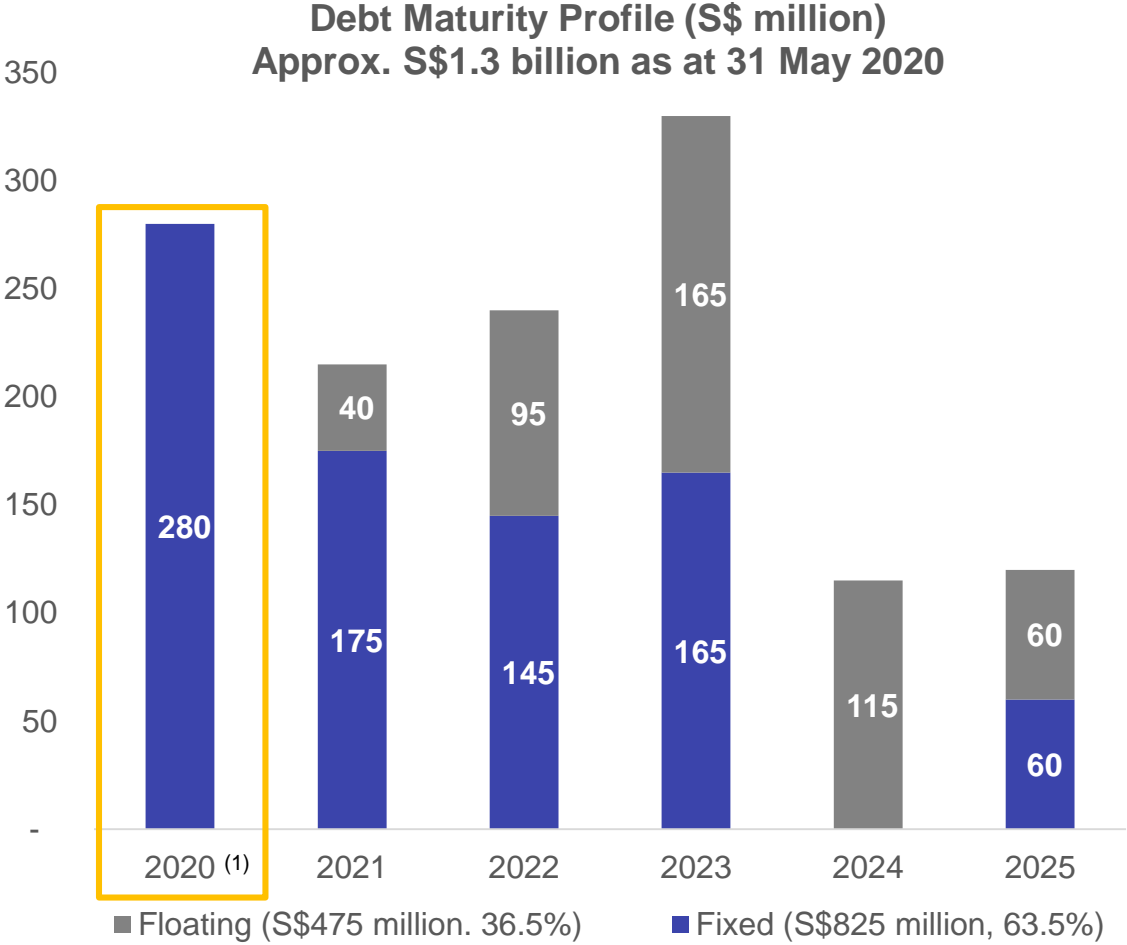
Strong Balance Sheet - Prudent & Proactive Capital Management

- Well staggered debt maturity with no loan maturity due till June 2021
- Revolving credit facility lines of S\$225 million available



Capital Management

Capital Management



Weighted Average Term to Maturity	2.0 years
Average Cost of Debts	2.79%
New Revolving Credit Facilities	Up to S\$225m (nil outstanding)

(1) On 29 April 2020, SPH REIT has secured the refinancing of the S\$280 million due in July 2020, for a new term of five years. As at 31 May 2020, there is no loan maturity due till June 2021.



Portfolio Update

Portfolio Update

- SPH REIT is a Singapore-based Real Estate Investment Trust (“REIT”) established principally to invest, directly or indirectly, in a portfolio of income-producing real estate which is used primarily for retail purposes.
- As of 31 May 2020, SPH REIT has a portfolio of 5 assets across Singapore and Australia.

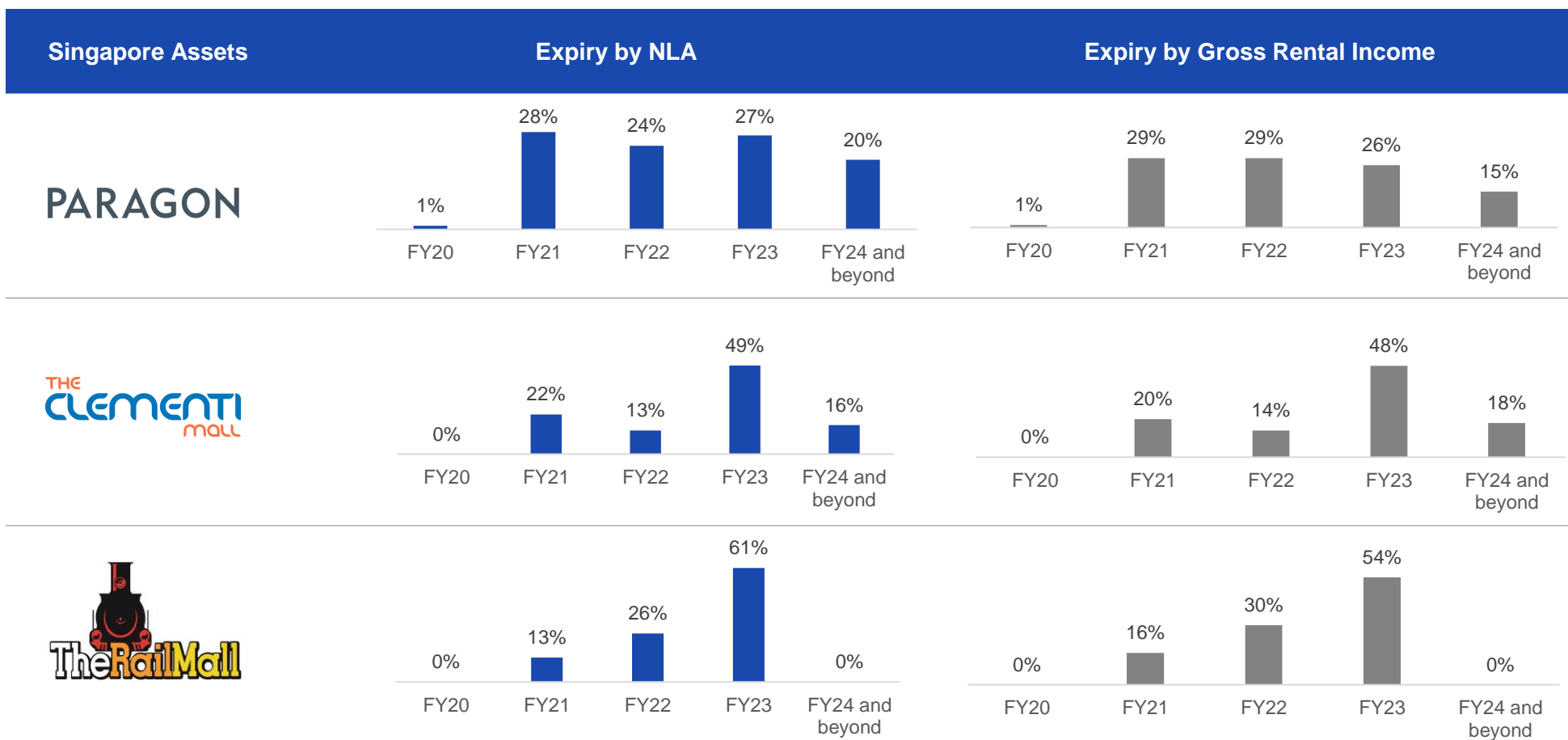
2.7m Net Lettable Area (“NLA”) (sq. ft)	4.1 years of WALE by NLA
98.8% Portfolio committed occupancy	2.6 years of WALE by Gross Rental income



	Singapore			Australia	
	Paragon	The Clementi Mall	The Rail Mall	Figtree Grove S C	Westfield Marion
NLA (sq ft)	717,160	195,226	49,767	236,656	1,471,683
Committed Occupancy Rate	99.3%	99.6%	92.2%	99.2%	98.4%

Lease expiry profile - Singapore portfolio

Singapore Portfolio lease expiry as at 31 May 2020	FY20	FY21	FY22	FY23	FY24 & beyond
Expiries as a % of total NLA	1%	26%	22%	33%	18%
Expiries as a % of Gross rental income	1%	27%	26%	30%	16%



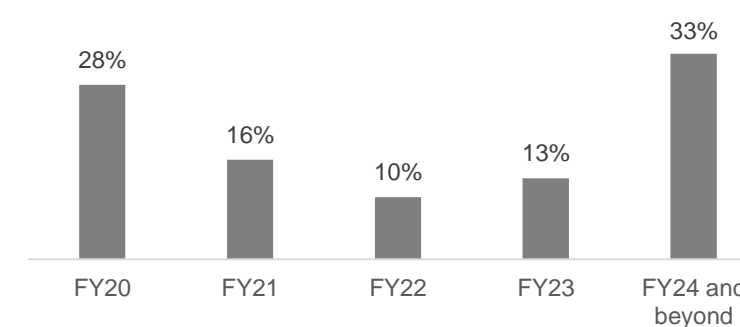
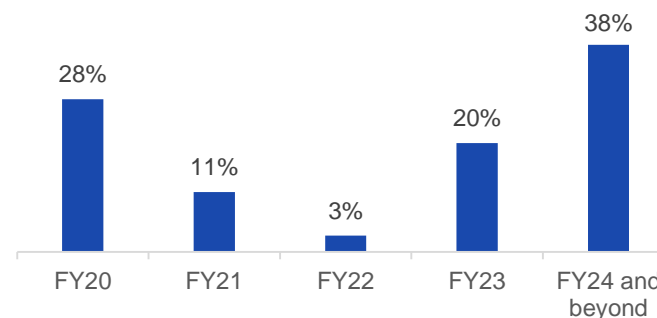
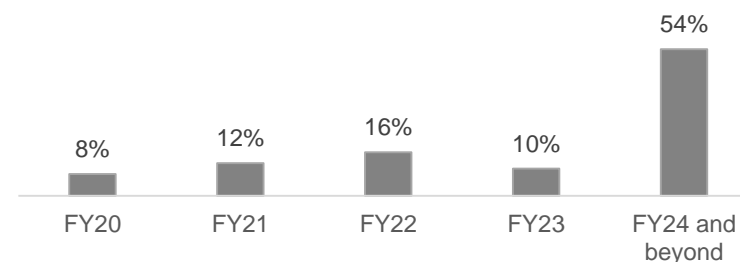
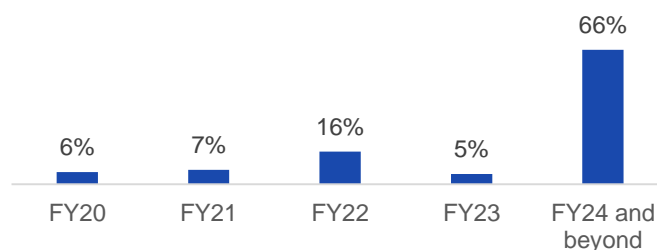
Lease expiry profile - Australian portfolio

Australia Portfolio lease expiry as at 31 May 2020	FY20	FY21	FY22	FY23	FY24 & beyond
Expiries as a % of total NLA	25%	10%	5%	18%	42%
Expiries as a % of Gross rental income	25%	16%	11%	12%	36%

Australia Assets

Expiry by NLA

Expiry by Gross Rental Income



COVID-19 Update - Singapore

Tenant support to tide through COVID-19

- Tenants' assistance scheme rolled out since February
- Tourist arrivals impacted by border closures
- Significant decline in footfall during circuit breaker months April, May & partial June; waiver of rent for eligible non-trading tenants
- Committed to fully passing on government relief to eligible tenants



Precautionary safe distancing
in malls



COVID-19 Update – Australia

Tenant support to tide through COVID-19





- National Cabinet Mandatory Code of Conduct – SME Commercial leasing principles in Australia released on 7 April 2020 includes mandatory tenants' assistance for eligible tenants. Sharing of financial risks and cash flow impacts between tenants and landlords
- Working with joint venture partners to roll out targeted assistance on a tenant by tenant basis, whilst also exploring mutual benefits between landlord and tenants



Precautionary safe distancing
in malls



COVID-19 Update - Visitor traffic for 3Q FY2020

Asset	Visitor traffic (million)	
	3Q FY2019	3Q FY2020
	4.6	1.9
	8.0	3.8
	1.1	1.1
	3.2	2.0



3Q FY2020 Distribution Details & Timeline

Distribution details and timeline

Distribution period	3Q FY2020 (1 March 2020 – 31 May 2020)
Distribution per unit	0.50 Singapore cents per unit
Annualised distribution yield ⁽¹⁾	3.5%
Ex-date	8 July 2020
Record date	9 July 2020
Payment date	18 August 2020

(1) Computed based on YTD 3Q FY2020 distribution annualized and S\$0.83 per unit closing price on 31 May 2020.



Thank You

**Please visit
www.sphreit.com.sg
for more information**